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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Crowhill Avenue

Cleethorpes
DN35 8DF

Offers in the Region Of £95,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with no forward chain, this mid-terrace property on Crowhill Avenue in Cleethorpes presents an excellent opportunity for buyers looking to put their own stamp on a home. Requiring a scheme of modernisation throughout, the property is ideal for first-time buyers, investors or those seeking a project. The ground floor comprises a welcoming lounge to the front, leading through to a separate dining room which offers a great space for entertaining. To the rear, the kitchen provides access to the garden and is complemented by a convenient ground floor WC. Upstairs, the first floor hosts three well-proportioned bedrooms along with a modern shower room, offering a solid starting point for further improvement. Externally, the property benefits from low maintenance gardens to both the front and rear, making it an attractive option for those seeking outside space without the upkeep. Situated in a popular residential area of Cleethorpes, the property is well placed for local amenities, schools and transport links. With plenty of potential and no onward chain, this is a fantastic opportunity not to be missed.

Entrance

Entering the property reveals a door to the lounge.

Lounge

10' 11" x 13' 0" (3.34m x 3.97m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

12' 11" x 13' 1" (3.94m x 3.98m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen

12' 6" x 8' 5" (3.80m x 2.57m)

The kitchen has a window to the side elevation and a range of fitted units with a sink and drainer and plumbing for a washing machine.

WC

3' 0" x 3' 2" (0.91m x 0.97m)

The WC has an opaque window to the rear elevation, a radiator and a WC.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

11' 0" x 13' 0" (3.35m x 3.96m)

Bedroom one has a window to the front elevation and a radiator.

Bedroom Two

13' 1" x 7' 10" (3.98m x 2.38m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

7' 9" x 8' 5" (2.35m x 2.57m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a cupboard with the boiler inside.

Shower Room

7' 9" x 5' 5" (2.36m x 1.65m)

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, vanity basin and a walk in shower enclosure with an electric shower.

Outside

The front garden is low maintenance and accessed through a gate. The rear garden is again low maintenance with a large area ideal for alfresco dining, a flower bed with established shrubs and perimeter walls and fencing with a gate to the rear.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

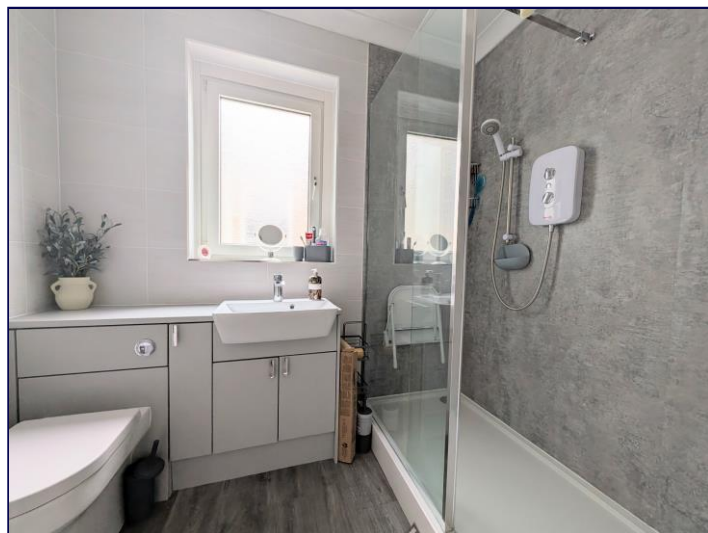
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

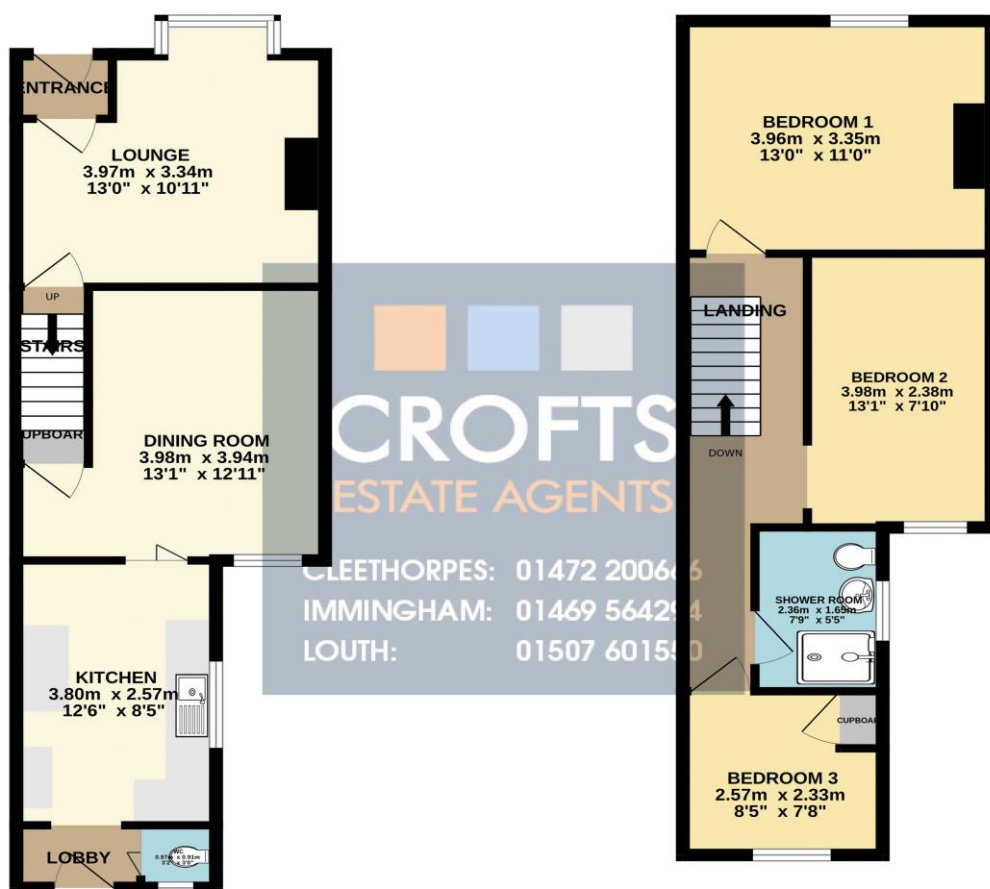
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
41.4 sq.m. (445 sq.ft.) approx.

1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 82.0 sq.m. (882 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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